

ORDINANCE NO. ____

**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY BY
AMENDING ARTICLE XVII §110-110 DEFINING A "SCATTERED PARCEL".**

WHEREAS, the North Bethany area is almost entirely developed, with only a 1.28 acre parcel and a 1 acre MR parcel undeveloped on the ocean side of Route 1;

WHEREAS, the only remaining undeveloped parcel on the west side of Route 1 in North Bethany is a 19+/- acre parcel which is the subject of a subdivision application for 47 lots;

WHEREAS, the original purpose of the 1987 and 1988 ordinances were to assure sewer capacity for all of the North Bethany area, and from that date to the present, more than 500 acres have been taken off the development rolls and have become State Park land, thereby assuring that more than 2200 EDUs will not be consumed and further assuring more than ample sewer capacity for the North Bethany extension of the Bethany Beach Sanitary Sewer District.

NOW, THEREFORE, the County of Sussex hereby ordains:

Section 1. Section 110-110 of Article XVII defining a "Scattered Parcel" is hereby amended by deleting the matter in brackets and by adding the matter underlined on the attached "Exhibit A".

Section 2. This Ordinance shall become effective immediately upon its adoption.

SYNOPSIS: This amendment enlarges the land area that constitutes a "scattered parcel" in light of the fact that the North Bethany area is almost entirely developed and that there is more than ample sewer capacity for the North Bethany extension of the Bethany Beach Sanitary Sewer District.

EXHIBIT 'A'

Section 110-110. Definitions.

As used in this Article, the following terms shall have the meanings indicated:

SCATTERED PARCEL - Any single parcel of land consisting of less than [one-quarter (1/4)] one and one half (1-1/2) acres at the time of the enactment of Part 4 and abutted at that time on at least two (2) sides by developed property.